

Exhibit K
Fresno Municipal Code Findings

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5306

a. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Code and all other chapters of the Municipal Code; and,

Finding a: Conditional Use Permit Application No. P20-01643 will comply with all applicable provisions of the FMC pursuant to the RS-5 (*Residential – Single Family Medium Density*) zone district, including, landscaping, walls, etc., given that the conditions of project approval will ensure that all conditions are met. Per the FMC, Multi-Unit Residential development in RS-5 zone districts shall comply with the property development standards of the RM-1 District, unless otherwise stated in FMC Section 15-906 or by the Review Authority.

b. The proposed use is consistent with the General Plan and any other applicable plan and design guideline the City has adopted; and,

Finding b: The proposed residential development as conditioned complies with the goals, objectives, and policies contained in the Fresno General Plan and the Roosevelt Community Plan, and are consistent with design standards the City of Fresno has adopted as part of the citywide development code.

c. The proposed use will not be substantially adverse to the public health, safety, or general welfare of the community, nor be detrimental to surrounding properties or improvements; and,

Finding c: The proposed residential development as conditioned will not be detrimental to the public health, safety, or general welfare of the community nor be injurious to property or improvements in the Roosevelt neighborhood community in which it is located if developed in accordance with the specific conditions and requirements, established through this conditional use permit application. Additionally, the project was reviewed by other City departments and outside agencies during the review process to determine compliance with the specific regulations of the development code and conditions of approval related to the stated topics of finding C. The proposed residential use is similar to the surrounding existing uses which are also residential.

d. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity; and,

Finding d: The proposed residential development is consistent the design, location, size, and operating characteristics of the surrounding uses. The surrounding properties are of similar zoning designations and contain a mixture of existing single family and multifamily residential uses.

e. The site is physically suitable for the type, density, and intensity of use being proposed, including access, emergency access, utilities, and services required.

Finding e: The site is surrounded by residential uses and will be developed at an allowable density of 5 to 12 dwelling units per acre under the Fresno General Plan. The proposed development is of comparable type, density, and intensity of surrounding existing developments and meets all the requirements pertaining to access, emergency access, utilities, and services required.

f.	<i>The proposed use is consistent with the Fresno County Airport Land Use Compatibility Plan (as may be amended) adopted by the Fresno County Airport Land Use Commission pursuant to California Public Utilities Code Sections 21670-21679.5.</i>
Finding f	The proposed use is not located within a traffic safety zone of any of the airports described in the Fresno County Airport Land Use Compatibility Plan.